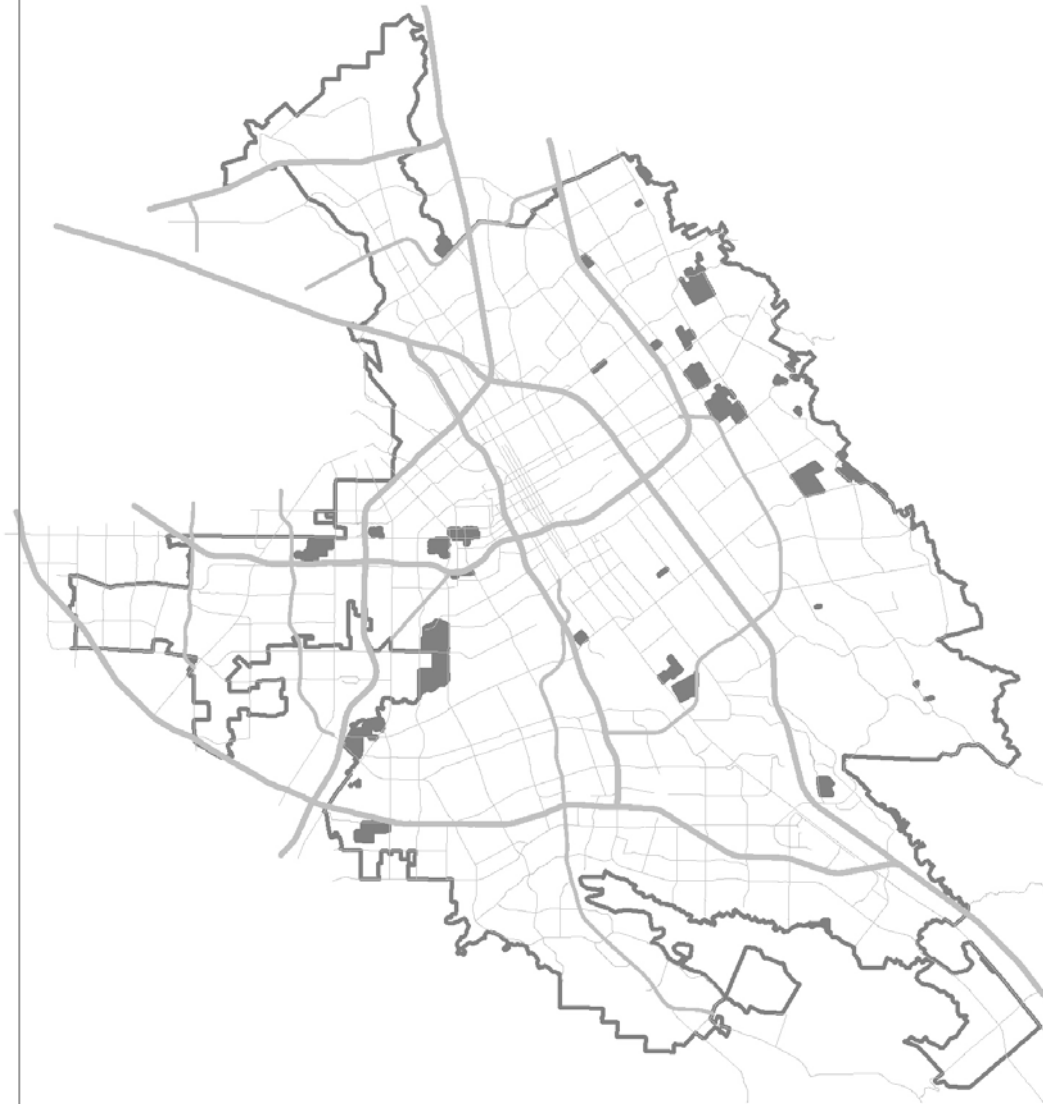


City of San José

County Island Annexation Program



Annexation Answer Book

March 2007



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COUNTY ISLAND ANNEXATION PROGRAM

INTRODUCTION

In April 2006, the San José City Council launched a three to five year program in which the City of San José will annex 49 “islands” (or “pockets”) of unincorporated County of Santa Clara land. Unincorporated islands are governed by and receive services from the County even though they are completely or substantially surrounded by incorporated, or City, lands.

After annexation, San José will have general government authority over and provide services such as police and fire protection, street maintenance, and library, parks and neighborhood services to these areas. These annexations are being completed in cooperation with and at the request of the County to reduce the inefficiencies associated with providing such services to small areas spread throughout the County.

This ***Annexation Answer Book*** is intended to help residents, property owners, and businesses affected by these annexations understand the steps in the annexation process, their opportunities to provide input during the process, and the benefits and changes that will result from becoming part of San José.

POLICY BACKGROUND

Typically, unincorporated islands exist as a result of County and City policies in place in the 1960's. At that time, the County approved large development projects or new subdivisions of land within their jurisdiction without requiring annexation. Simultaneously, San José was aggressively promoting annexation for willing property owners, resulting in the annexation of many properties far from the City's original limits. Beginning in the 1970's, the County began to require that all significant development projects begin with annexation so that they were conducted within the limits of a city. As development has occurred, most unincorporated lands within San José's sphere of influence have been annexed into the City, but some have not, either because they were already developed under the County's jurisdiction or they have not yet been developed.

Until recently, State law has limited the ability of cities to annex land by requiring cities to go through a protest process unless 100% of the affected property owners agree to the annexation or go through a general election process to determine that a majority of the affected property will vote for annexation. Because this law discourages cities from initiating annexations, unincorporated pockets are common throughout the State. Recognizing that this leads to inefficiency for local jurisdictions in providing services to these islands, the State legislature temporarily changed State law (for islands of less than 150-acres) until January 1, 2014 (Government Code Section 56375.3). The change allows cities to annex unincorporated islands through a streamlined process that does not require protest proceedings or elections.

ISLANDS PROPOSED FOR ANNEXATION

San José currently has 49 unincorporated islands smaller than 150-acres within its urban service area. All of these are proposed for annexation as part of the County Island Annexation Program which will result in the addition of approximately 16,650 residents and 1,500 acres of land area to San José. These 49 islands are depicted in Appendix B on Maps 1, 2 and 3. Each annexation area has an identification number (City ID#) assigned by the City in which the first number identifies the Council District and the second number indicates the rank in size of the island within that District. Nine additional islands are listed on this map, but have subsequently been determined to not meet the requirements for this program.

San José plans to conduct the annexation process gradually over three to five years, beginning with the smaller, less-populated islands in Phase 1 and ending with the larger, more populated areas in Phases 2 and 3. Throughout all three phases, City staff will be contacting residents and property owners affected by the annexations and notifying them of opportunities to participate and provide input during the process.

Table 1: County Island Annexation Phases and Schedule

| Phase | Years | # of Islands | Total Population | Total Acreage |
|--------------|--------------|---------------------|-------------------------|----------------------|
| 1 | 2006 – 2007 | 24 | 509 | 186 |
| 2 | 2007 – 2008 | 11 | 207 | 240 |
| 3 | 2008 – 2010 | 14 | 15,929 | 1110 |

ANNEXATION PROCESS

Annexation of an area into a city normally involves two basic steps – pre-zoning and annexation – each with its own separate public hearings. A property undergoing annexation must be on the agenda at a minimum of three City Council hearings as part of this process. One or more community meetings may also be held as part of this process.

STEP 1: PRE-ZONING

Pre-zoning is the process of applying a City zoning designation to the unincorporated land prior to its annexation. The zoning designation determines such things as:

- Allowed uses for the property (e.g., residential, commercial, industrial);
- The maximum height of buildings; and
- Required separation (setbacks) of structures from property lines.

City planners analyze the existing uses on the affected and surrounding properties and the corresponding General Plan zoning designation, and then recommend a zoning designation for the area. The City Council, which has final decision-making authority, then holds two public hearings. In some cases, the Planning Commission also may hold a public hearing and make a recommendation to the City Council. Public testimony is welcome at the Planning Commission hearing and the first City Council hearing. Generally, the second City Council hearing, or “second reading” for a pre-zoning ordinance, is not open for public testimony. The City sends a notice of these hearings to residents and property owners located in and within 300 feet of the affected area. County zoning regulations remain in effect until the annexation process is fully completed.

STEP 2: ANNEXATION

Annexation is the process of bringing a property into the City limits and results in the City assuming responsibility to provide services. In addition to the pre-zoning public hearing(s) mentioned above, the City Council holds two separate public hearings on the annexation proposal. The first City Council hearing is used to “initiate” the annexation and the second hearing is used to “order” the annexation. Public testimony is welcome at both hearings. The City sends a notice of these hearings to residents and property owners located in and within 300 feet of the affected area. The ordering hearing occurs no sooner than 45 days after the hearing for the pre-zoning.

Table 2: Summary of Pre-zoning and Annexation Process

| | Action | The City will: | Community members can: |
|---|---|--|--|
| 1 | Proposed annexation area identified by City staff. (City Council adopted list of island and schedule on 8-8-06) | <ul style="list-style-type: none"> • Post annexation information on the website • Send an early notification letter to affected property owners | <ul style="list-style-type: none"> • Contact City staff to get questions answered |
| 2 | Land use analysis; zoning designation | <ul style="list-style-type: none"> • Visit the site; identify existing land uses at the site and on surrounding properties; develop a recommended City zoning designation | <ul style="list-style-type: none"> • Contact City staff to get questions answered |
| 3 | Community meeting (Held for larger areas or groups of smaller areas, approximately 60 days in advance of first City Council hearing) | <ul style="list-style-type: none"> • Send notices for community meeting to property owner(s) and neighborhood • Conduct community meeting | <ul style="list-style-type: none"> • Attend a community meeting |
| 4 | Schedule hearing dates (Hearing notices sent a minimum of 2 weeks prior to hearings) | <ul style="list-style-type: none"> • Send public hearing notices to all property residents and owners in and within 300 feet of area to be annexed | <ul style="list-style-type: none"> • Contact City staff to get questions answered |
| 5 | Planning Commission Hearing* on Prezoning (1-3 weeks prior to first City Council Hearing (if needed)) | <ul style="list-style-type: none"> • Planning Commission conducts a public hearing and makes a recommendation to the City Council based on Staff Report and public testimony | <ul style="list-style-type: none"> • Attend hearing and give public testimony. • Submit written comments to Planning Director, two weeks prior to hearing |
| 6 | City Council Hearing on Prezoning (2 weeks prior to initiation of Annexation) | <ul style="list-style-type: none"> • City Council conducts public hearing and makes a decision on the appropriate City Zoning district to apply to properties upon annexation to the City | <ul style="list-style-type: none"> • Attend hearing and give public testimony • Submit written comments to City Council and/or Planning Director, three weeks prior to hearing |
| 7 | City Council Hearing to initiate Annexation (4-6 weeks prior to ordering of annexation) | <ul style="list-style-type: none"> • City Council initiates annexation (on consent calendar) and sets hearing date for public hearing on annexation | <ul style="list-style-type: none"> • Attend hearing and give public testimony |
| 8 | City Council Hearing to order (adopt) Annexation | <ul style="list-style-type: none"> • City Council conducts public hearing and votes to adopt or deny annexation to the City of San Jose | <ul style="list-style-type: none"> • Attend hearing and give public testimony • Submit written comments to Planning Director, three weeks prior to hearing |



* Planning Commission hearings are conducted for the Prezoning only (not annexation) when the proposed zoning district does not conform with the General Plan in accordance with section 20.120.100 of the Zoning Ordinance.

ANNEXATION OUTCOMES

SUMMARY OF SERVICE CHANGES

Once annexation of an area is completed, the responsibility for providing services to its residents will transfer from the County of Santa Clara to the City of San José. The following table summarizes the changes that will occur as these services are transferred between the two governments.

Table 3: Comparison of County of Santa Clara and City of San José Services

| | County of Santa Clara  | City of San José  |
|---|--|---|
| Services | | |
| Police | County Sheriff, California Highway Patrol, San Jose Police Dept | San Jose Police Dept |
| Fire Protection | Santa Clara County Fire Dept, San Jose Fire Dept | San Jose Fire Dept |
| Schools | No Change | |
| Libraries | County Libraries | City of San Jose Libraries |
| Sidewalks | Not required | Required only as part of a major development |
| Street Sweeping | By request | Once a month |
| Taxes and Assessments (for Single Family Residences) | | |
| Property Tax | No Change | |
| Business Tax | None | \$150 per year (1-8 employees) + \$18 per employee over eight |
| Utility User's Tax | None | 5% applied to all utility bills |
| Garbage Collection | \$19.22 - \$20.29/month (32-gallon cart) | \$20.15/month (32-gallon cart) |
| Storm Sewer Service Charge | Depends on Special District Sunol: \$161.04 / year County Sanitation: \$22.50 / year | \$49.92 / year |
| Sanitary Sewer Charge | \$270 / year | \$259.56 / year |
| Street Lighting | Variable by geographic zone (Up to \$33.85 / year) | None |
| Libraries | \$33.66 annual parcel tax assessment | \$25.50 annual parcel tax assessment |

Note: Assessment fees current as of September 2006; fees may change.

GOVERNANCE AND JURISDICTION

Upon annexation, residents of annexed property become citizens of San José and eligible to participate in the City's government. The City also assumes the primary responsibility for providing services to the residents of all annexed lands. This section describes the various changes in governmental authority and jurisdiction that will occur with annexation.

Governmental Representation

Residents of annexed properties can participate fully in the government of the City of San José and are eligible to vote in City elections, run for City Council, and serve on City boards and commissions. San José is divided into ten Council Districts, each with a population of approximately 100,000 residents. Each District is represented by a City Councilmember elected by the resident voters of that District. The Councilmember also must be a resident of the District for which they serve. The City's Mayor represents the entire City and is elected by a vote of all City residents.

San José residents also are residents of the County and can participate fully in the County government. Residents of the County are represented by County Supervisors. Each County Supervisor represents about 360,000 people.

Generally, residents of annexed properties should anticipate increased opportunities to participate in government and increased governmental representation following annexation. Residents also can expect better responsiveness when seeking to have their neighborhood needs addressed. Prior to annexation, a checker board of incorporated and unincorporated parcels makes it more difficult for both the County and City to provide services. Annexation helps resolve this issue because a single jurisdiction is responsible for providing services.

Police/Law Enforcement

Within unincorporated areas, the County Sheriff's Department provides general law enforcement and the California Highway Patrol is responsible for traffic enforcement. Within incorporated areas, the San José Police Department provides both general law enforcement and traffic enforcement. Annexation does not alter the use of 911 for emergency service calls, which are automatically routed to the appropriate service provider.

Currently the County Sheriff and California Highway Patrol must serve a large number of small islands geographically distributed throughout the County. It is inefficient for them to travel through areas served by the San José Police Department to provide service. Annexation will greatly simplify police service responsibility and streamline law enforcement planning and coordination, thus eliminating the inefficiencies associated with the current service model.

Fire Protection

For many unincorporated areas, the San José Fire Department already provides fire protection service through an agreement with the County. Annexation will have no impact upon the fire protection service received by the residents in these areas. The Santa Clara County Fire Department serves a small portion of the unincorporated areas within San José. Upon

annexation, the San José Fire Department will become the sole provider of fire protection services in these areas. Residents will continue to call 911 in the event of an emergency.

School Districts

Neither school districts nor their boundaries are affected by annexation.

Libraries

Residents of unincorporated County areas within San José have the same access to the San José Public Library system as City residents. The surrounding cities continue to operate libraries and a bookmobile as part of the Santa Clara County Library system. In July 2005, the Alum Rock branch of the County system was integrated into the San José Public Library system after an agreement was reached for a new facility.

TAXES, FEES AND ASSESSMENTS

Property Taxes

Property tax rates and assessed values of property **will not change** with annexation. Under Proposition 13, only the sale of the property or major redevelopment of the property triggers reassessment.

Special Assessments

Special assessments are sometimes levied upon properties to fund various governmental services. These assessments are typically included along with property taxes. The assessments that residents of the County of Santa Clara pay for libraries, street lights, and the sewer/storm drain system will change with annexation. The amount of these assessments varies based upon location, but in all cases they are a small in comparison to property tax amounts and accordingly property owners will experience relatively little change in the total tax and assessment amount they must pay following annexation.

Because assessments and special taxes vary for different sub-areas within the County, and also can change on fairly regular basis, County or City staff can provide more detailed information upon request.

Utility User's Tax

Like many cities in California, San José has a Utility User's Tax which is applied to all utility bills such as gas, electric, telecommunications, and water. The 5% tax is levied by the City and collected by each utility as part of its billing procedure. The money is then returned to the City's General Fund where it is used to pay for a variety of services including police, fire, parks and libraries. There are no exemptions to paying the Utility User's Tax.

Business Taxes

All persons or companies conducting business in San José must pay the Business Tax, whether or not they have offices located in San José. This tax is normally required prior to the commencement of business in San José. Upon annexation, all businesses will be required to pay the City's Business Tax, including commercial landlords, residential landlords (3 or more units), retail outlets, self-employed professionals, independent contractors and home businesses. The Business Tax is due on an annual basis in advance of the time covered and may be paid by mail or in person at City Hall. Established businesses typically receive a renewal notice, but businesses new to San José need to initiate contact with the City. For businesses with up to eight full-time equivalent employees, the tax is \$150 per year. An additional \$18 is charged for each additional full-time employee.

Certain businesses are exempt from paying the Business Tax including those that involve the minor sale of hand-produced goods, day care service providers, business conducted by charitable organizations, and business conducted by low income senior citizens. In cases of business financial hardship, a 100% refund is given if the business registers prior to going into business. If a business registers after the start date, the refund amount is 50%.

San José offers several incentive and assistance programs for business owners, including the Enterprise Zone, Revolving Loan Fund, and Small Business Ambassador programs. Information on these can be found on the City's Website at <http://www.sanjoseca.gov/business.html>.

Additional information on the Business Tax is available on the City's Website at <http://www2.csjfinance.org/giball.asp> or by contacting the City of San José Finance Department at (408) 535-7055.

The County currently does not impose a business tax.

STREET AND STORMWATER MANAGEMENT

This section describes changes in street and stormwater management once annexation occurs.

Street Maintenance

The County's Roads and Airports Department maintains the streets within unincorporated islands.

After annexation, San José will provide street maintenance. The City assesses streets on a regular basis to determine if re-pavement or resurfacing is necessary and then prioritizes and programs them for repair pending the availability of funds. The City conducts more urgent repairs like pothole patching as needed. There is no direct cost to City residents for these services.

Sidewalk Installation and Maintenance

The County does not require sidewalks for developed areas within their jurisdiction. However, San José considers them to be a standard part of development, and therefore sidewalks, curbs and gutters are typically required as part of any privately-initiated new development project. The City also constructs sidewalks as part of street improvement projects funded through the City's Capital Improvement Program.

Upon annexation, residents should not expect the City to construct sidewalks or require construction of sidewalks unless some type of development is taking place on the adjacent property or within the public street right-of-way. Owners of properties annexed into the City are not automatically required to install sidewalks. The City would only require sidewalks if there were a major redevelopment of the property.

The City regularly assesses requests for new sidewalks or upgrades to existing sidewalks and programs them for construction pending the availability of funding. There is no direct cost to City residents for these projects, which are funded through the City's Capital Improvement Program.

Property owners are responsible for maintaining the sidewalk and parking strip areas located next to the street on the front and/or side portion of the property, which includes repairing any damage. The City does administer a grant reimbursement program for sidewalk repairs that is available to qualifying single-family owner-occupied properties.

Street Lights

The County has a long-standing special assessment for street lighting. County residential and commercial property owners pay an annual assessment based upon the quantity and quality of existing street lights in their neighborhood. Currently the highest assessment for single-family home owners is \$33.85 per year.

San José does not have an assessment for street lights but will take over responsibility for maintaining existing street lights and taking care of outages, malfunctions, and damages. The City regularly evaluates the need for new street lights and installs them as funds become

available. There is no direct cost to City residents for these projects, which are funded through the City's Capital Improvement Program. Special funding for street lights sometimes becomes available for neighborhoods that are the subject of other City programs aimed at neighborhood revitalization or crime reduction.

Street Trees

Street trees are generally located in the park strip between the curb and sidewalk. In areas where no park strip exists, street trees may be placed three to four feet behind the sidewalk. Property owners are responsible for maintaining street trees. The City provides limited supplemental tree maintenance services as budgets allow. New street trees may be included as part of a project to install new sidewalks.

Street Sweeping

The City performs street sweeping of all public streets at least once a month, and possibly more often depending upon budget conditions. The County does not perform this service on a regular basis for streets located within unincorporated areas.

Stormwater Management

The City cleans all storm inlets on an annual basis and maintains the sewer system that carries storm water into our creeks, rivers, and eventually the Bay. During storm events, City crews will respond to localized flooding in the public right-of-way. In addition, the City provides free sandbags for residents to prevent flooding on private property. The City regularly assesses requests to install new storm sewers or upgrade existing sewers to City standard and programs them for construction pending the availability of funding. There is no direct cost to City residents for these projects, which are funded through the City's Capital Improvement Program.

RESIDENTIAL WASTE COLLECTION

Collection of Garbage and Recyclables

San José is divided into three service areas for garbage collection, and contracts are awarded for the collection of garbage and recycling in each of these areas on a periodic basis. Upon annexation into San José, residents will no longer have their garbage collected by Green Valley Disposal and Recycling Service. Instead, it will be collected by one of the companies under contract with the City.

At this time, two companies are under contract with the City to collect garbage and recyclables. GreenTeam of San José serves single-family homes on the west side of San José as well as all residents citywide living in apartments, condos and other multi-family complexes. Norcal Waste Systems serves the rest of San José. These two companies have earned a 90% customer satisfaction rating over the past four years. New residents receive a Recycling Guide that tells how the system works for collection of garbage, recycling and yard trimmings. Information also is available by going on-line to www.sjrecycles.org.

Single-family households pay a monthly rate of \$20.15 for weekly collection of garbage (32-gallon cart), unlimited curbside recycling and yard trimmings, plus monthly street sweeping. Current County fees are virtually the same (\$20.29 or \$19.22 depending on the exact area of the County).

Recycling

San José residents enjoy “single-stream” recycling, which tends to be more convenient than the system currently in place for County residents. Instead of placing recyclable items into separate bins, residents in single-family households place almost everything into a wheeled cart. The exceptions are oil jugs and filters (which must go in special containers provided by the City’s contractor), cardboard if it can’t be cut or otherwise fitted into the cart, and yard trimmings. Residents of multi-family complexes place everything into large dumpsters marked with recycling decals, unless their complex still has the separate blue carts or in a few cases their own recycling cart.

Yard Waste Collection

Residents at single-family homes enjoy weekly collection of unlimited yard trimmings that are placed loose in the street in five-foot piles. Customers have the option of paying for a yard trimmings cart if they wish, which costs an additional \$2.50 per month.

BUSINESS WASTE COLLECTION

Franchised Haulers

The City of San Jose's Environmental Services Department (ESD) manages a non-exclusive solid waste and recycling franchise system. There are currently 26 franchised haulers who may collect solid waste and recyclables from businesses in San Jose. A list of the franchised haulers and their phone numbers can be found on the City's web page at http://www.sjrecycles.org/business/rec_haul.htm.

Commercial Solid Waste and Source Reduction and Recycling Fees

The City manages two fee programs as part of the Integrated Waste Management Program: (1) Franchise Fees, and, (2) Source Reduction and Recycling Fees (AB939 Fees). The Franchise Fee is directed to the City's General Fund and provides for a variety of necessary public services. The AB 939 Fee partially funds the City's non-residential solid waste and recycling programs.

The Franchise Fee is assessed on the franchised hauler for the privilege of collecting, transporting or disposing of commercial solid waste that's kept, accumulated, or generated in the City of San José. The fee is based on the total cubic yards of service the franchised hauler provides within San Jose. Whether or not the Franchise Fee is passed on to the generator is a business decision of the franchised hauler.

The AB939 Fee is assessed on the generator of solid waste. The fee is based on the total cubic yards of solid waste service to which the generator subscribes. The franchised hauler is responsible for billing its customers and remitting the AB939 Fee to the City.

Cost of Service

The cost of service to businesses is affected by the franchised haulers' service charges, the businesses' recycling efforts, and any Franchise & AB939 Fees. According to surveys, the cost of service in San Jose is among the lowest in the Bay Area. One of the reasons the cost of service remains low compared to other cities is because Franchise and AB939 fees are set at \$0.00 per cubic yard of recyclables. Setting the fees at \$0.00 for recyclables provides a financial incentive for the Franchised Haulers to offer recycling services and for businesses to recycle. Businesses can reduce their costs by utilizing the recycling services provided by the Franchised Haulers.

You may contact the City's Commercial Recycling Program at (408) 535-8550 for more information.

LAND USE AND DEVELOPMENT

Annexation Fees

Annexation is generally required for any new development or significant redevelopment project occurring on an unincorporated property. The developer is normally required to pay all of the fees associated with the annexation process in order for the project to go forward. These fees include annexation fees, environmental clearance fees, and County Surveyor's fee. Because the City has initiated the annexation process for the 49 County islands included within the County Island Annexation Program, the City will pay for all costs associated with the annexation.

Zoning and Permitted Uses

Upon annexation into San José, the land use regulations of the City will take effect. The permitted uses of a particular property will be determined by the zoning district which is applied as part of the pre-zoning process. The City's Zoning Ordinance regulation is available on the City's Website at: <http://www.sanjoseca.gov/planning/zoning>

Legal Non-Conforming Uses and Structures

Any structure which was legally built in the County, but does not conform to City standards (due to different zoning or building regulations), will be recognized as "legal non-conforming" if annexed into the City. Legal non-conforming structures do not need to be modified to meet City standards so long as they remain unchanged. If they are proposed for replacement or for additions, new construction will need to conform to City standards.

Structures and uses in the County without necessary permits (e.g. those that do not have legal status prior to annexation) will most likely remain illegal following annexation into the City of San José.

Home Occupations

A home occupation is a business or commercial activity conducted from a single family attached or detached dwelling, duplex, apartment, or mobile home and is clearly incidental to the residential use of the dwelling. A Planning Permit is not required for home occupations. However, all home occupations must conform to criteria set forth in the Municipal Code which include but are not limited to:

- **Clients:** Only two clients are permitted in the dwelling at one time.
- **Employees:** Only occupants of the dwelling may be employees or unpaid volunteers of the home occupation.
- **Hours:** Clients are permitted at the residence only between the hours of 9 a.m. and 9 p.m.
- **Location:** Home occupations, including storage, are permitted in the dwelling unit. They also are permitted in an attached garage, provided that the required number of covered parking spaces is not displaced. In a detached garage or accessory building, only 100 square feet floor area may be devoted to a home occupation, and the required number of covered parking spaces may not be displaced. Home occupations, including storage, are not permitted in carports or the yard areas.
- **Manufacture:** No manufacture or assembly, other than hand-crafted products, is permitted.

Inoperative Vehicles

The City of San José prohibits vehicles from parking on the street for more than 72 hours (3 days). On private property, vehicles are prohibited from being stored on unpaved surfaces (lawns) and inoperative vehicles are prohibited from being stored for more than 72 hours (3 days).

APPENDIX A: FREQUENTLY ASKED QUESTIONS

1. When will annexation occur?

The City anticipates that the annexation of all islands of less than 150-acres will occur in the next three to five years, beginning with the smaller, less-inhabited islands. Each proposed annexation will be considered at a public hearing. The City will notify individual property owners and residents in advance of the City Council hearings to consider the annexation of their property.

2. Why are the County islands being annexed at this time?

This program is a result of an agreement between the City, County and the State, recognizing that urban services can be provided more efficiently by local cities to properties located within their general boundaries. As a result, changes were made to State law to streamline and facilitate the annexation process. Annexation of County islands also is consistent with long-standing County of Santa Clara policy that urban development should occur within the incorporated boundaries of cities.

3. Will property taxes change as a result of annexation to the City of San José?

No. Property tax rates and assessed values of property will **not** change with annexation. Under Proposition 13, only the sale of the property or major redevelopment of the property would trigger reassessment.

4. Will any taxes change upon annexation to the City of San José?

Yes. Like many cities in California, San José has a utility user's tax. This 5% tax is applied to all utility bills such as gas, electric, telecommunications and water. There is no tax on international or interstate phone calls.

For example, a household with water, gas, electricity, and telephone bills totaling \$150 a month (not including state and federal taxes or long distance phone calls) would pay a utility tax of about \$7.50 per month.

5. Would the installation of street improvements be required in conjunction with the expansion or remodel of a single-family house?

No. One single family house is exempt from construction of street frontage improvements. Multi-family attached units are required to dedicate street right-of-ways and construct street frontage improvements at the time of the development of their projects.

6. Would installation of street improvements be a requirement of the demolition and/or construction of a new residence, apartment, or commercial building?

Yes. Any development (with the exception of the construction or remodeling of a single family home) that requires a development permit will be required to install all necessary street frontage improvements (e.g., curbs, gutters, sidewalks).

7. Is connection to the City's sewer system required upon annexation into the City of San José?

New septic tanks are not permitted in the City of San José. The Santa Clara County Environmental Health Code will continue to regulate the use of existing septic tanks, regardless of annexation. Division B11 (Environmental Health), Chapter 4 (On-site Sewage Disposal) of the Santa Clara County Code, Sec. B11-62, states that "On property where an on-site sewage disposal system currently exists, connection to the available sanitary sewer will be required at the time of system failure or when the building is remodeled, increased in square footage or altered in a manner as to change uninhabitable space into habitable space provided any necessary approval from the Santa Clara County Local Agency Formation Commission is first obtained."

8. How much does it cost to connect to the City's sewer and stormwater system?

The fee associated with connecting to the sanitary and storm systems is approximately \$2500 for a standard size lot. The cost of connecting pipes to the system depends upon the distance from the building to existing sewer lines. The construction cost of a 6" main is approximately \$200 per linear foot.

9. Will five-digit street addresses change?

Yes. If the current addresses are 5 digit county addresses, the City often wants them to change to San José addresses which have 4 digits, especially if the street already has 4 digit addresses on it.

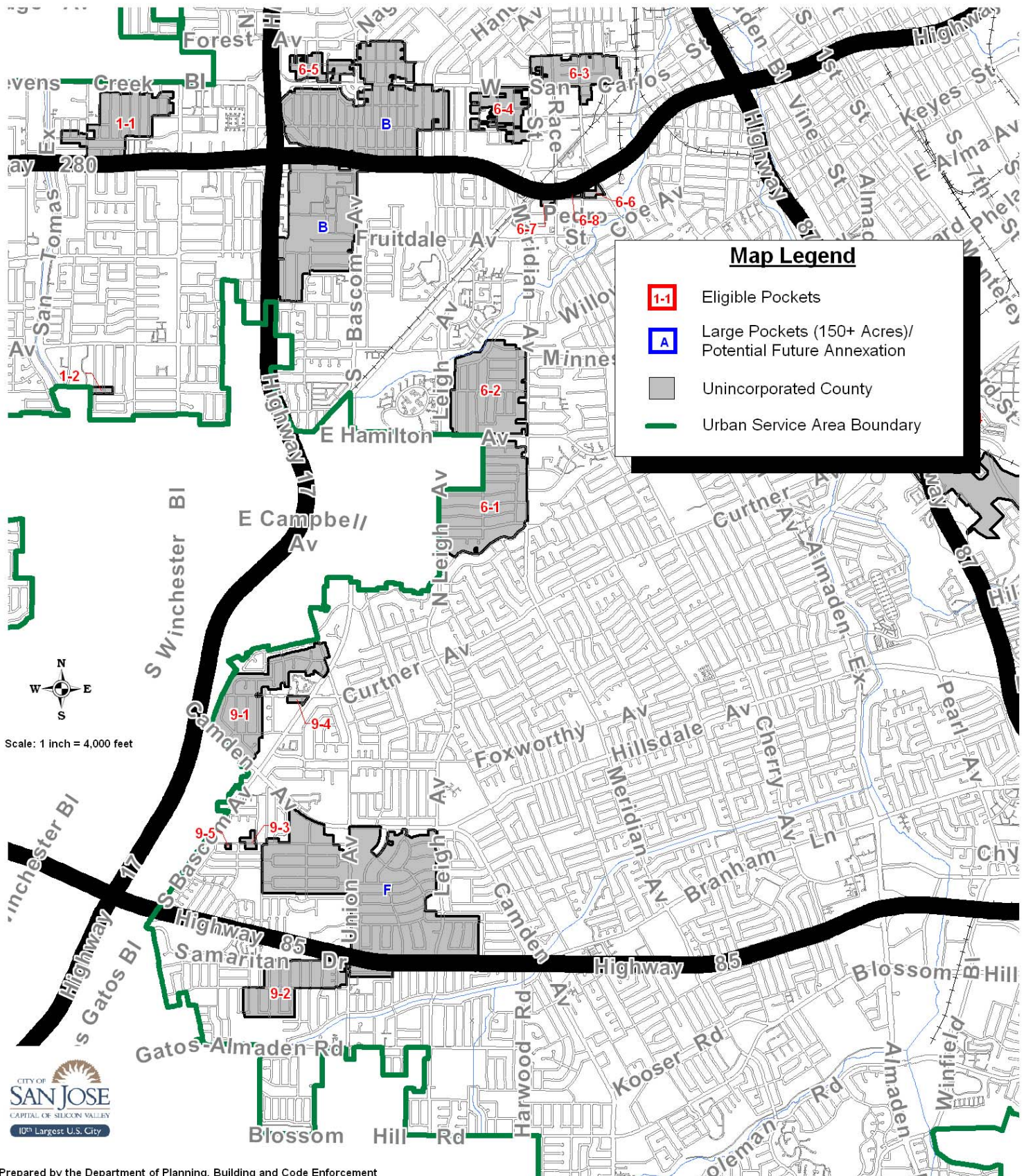
APPENDIX B: MAPS OF COUNTY ISLANDS

This Appendix includes three maps showing all the islands proposed to be annexed as a part of the County Island Annexation Program. Each annexation area on the Maps has an identification number (City ID#) assigned by the City in which the first number identifies the Council District and the second number indicates the rank in size of the island within that District. Annexation names for Phase 3 pockets are still tentative and subject to change.

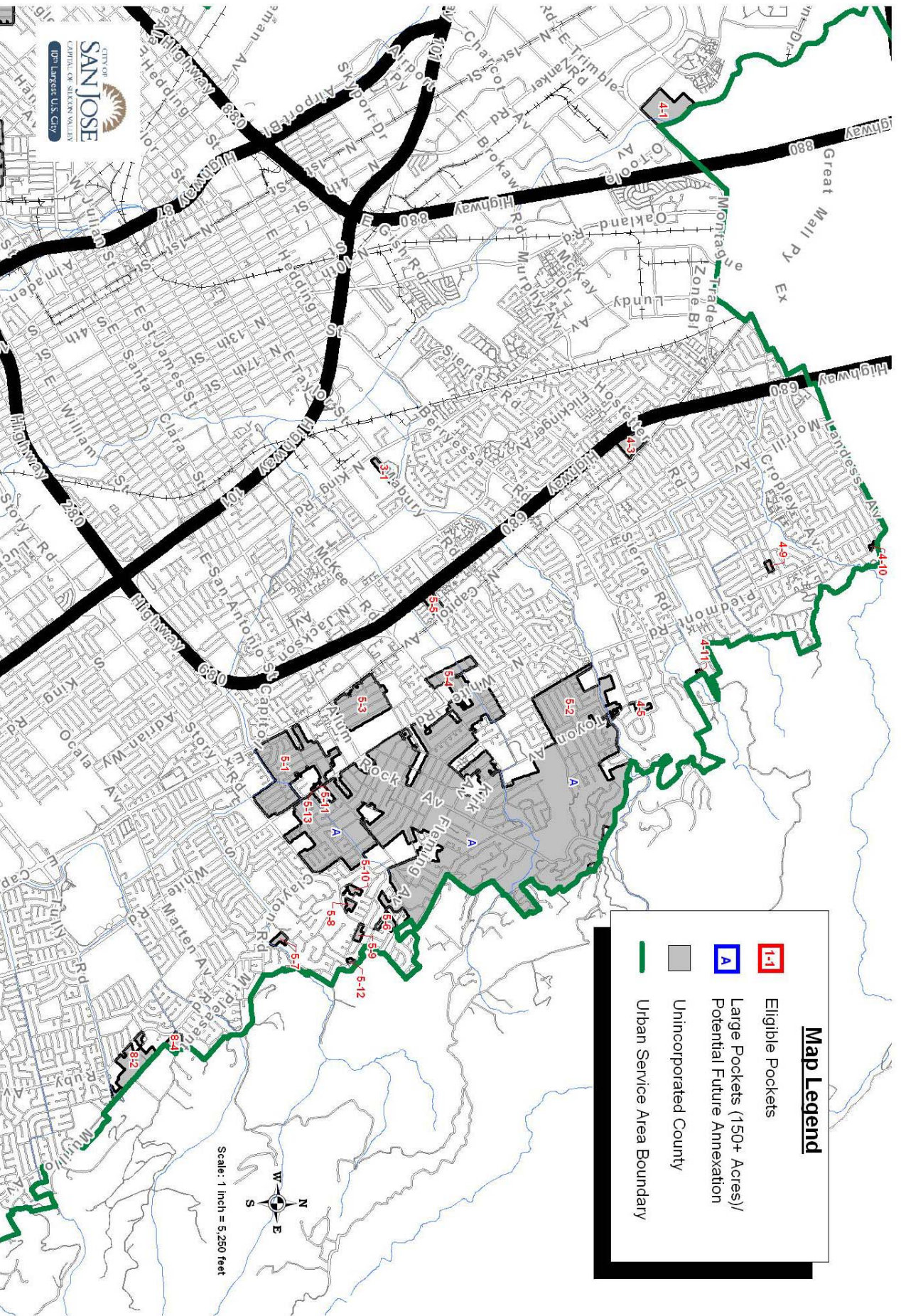
| City ID# | Annexation Name | Council District | Phase | Population | Households | Acres | Streets (miles) |
|-----------------|------------------------|-------------------------|--------------|-------------------|-------------------|--------------|------------------------|
| 1-1 | Sunol No. 77 | 1 | 3 | 914 | 346 | 84.98 | 2.92 |
| 1-2 | Cypress No. 30 | 1 | 1 | 40 | 15 | 3.25 | 0.11 |
| 2-1 | Monterey Park 110 | 2 | 1 | - | - | 41.6 | 0 |
| 2-2 | Oak Grove No. 70 | 2 | 1 | - | - | 17.23 | 0 |
| 2-7 | Riverside No. 51 | 2 | 2 | - | - | 1 | 0.04 |
| 3-1 | Penitencia No. 73 | 3 | 1 | 145 | 34 | 7 | 0 |
| 4-1 | Orchard No. 148 | 4 | 1 | 10 | 3 | 39.48 | 0 |
| 4-3 | Berryessa No. 68 | 4 | 1 | 2 | 1 | 15.26 | 0 |
| 4-5 | Penitencia No. 74 | 4 | 1 | 10 | 4 | 3.34 | 0.03 |
| 4-9 | Piedmont No. 51 | 4 | 1 | 5 | 2 | 2.28 | 0.03 |
| 4-10 | Piedmont No. 52 | 4 | 1 | 9 | 4 | 1.07 | 0 |
| 4-11 | Penitencia No. 76 | 4 | 2 | - | - | 1.01 | 0 |
| 5-1 | Capitol No. 54 | 5 | 3 | 3,008 | 735 | 128.05 | 4.5 |
| 5-2 | Penitencia No. 77 | 5 | 3 | 2,132 | 639 | 119.39 | 4.15 |
| 5-3 | McKee No. 133 | 5 | 3 | 1,083 | 278 | 63.83 | 2.04 |
| 5-4 | McKee No. 134 | 5 | 3 | 480 | 134 | 30.84 | 0.85 |
| 5-5 | McKee No. 132 | 5 | 1 | 4 | 1 | 10.57 | 0 |
| 5-6 | Story No. 58 | 5 | 2 | 56 | 22 | 6.9 | 0.13 |
| 5-7 | Story No. 63 | 5 | 1 | 10 | 3 | 4.23 | 0 |
| 5-8 | Story No. 61 | 5 | 1 | 8 | 4 | 3.77 | 0.06 |
| 5-9 | Story No. 59 | 5 | 1 | 12 | 4 | 3.77 | 0.07 |
| 5-10 | Story No. 60 | 5 | 1 | 20 | 7 | 3.71 | 0 |
| 5-11 | Capitol No. 55 | 5 | 2 | 8 | 3 | 0.91 | 0.01 |
| 5-12 | Story No. 62 | 5 | 1 | 4 | 2 | 0.9 | 0.04 |
| 5-13 | Capitol No. 56 | 5 | 2 | 4 | 2 | 0.35 | 0.01 |
| 6-1 | Hamilton No. 60 | 6 | 3 | 1,172 | 464 | 146.77 | 4.64 |
| 6-2 | Hamilton No. 59 | 6 | 3 | 1,142 | 453 | 130.62 | 4.05 |
| 6-3 | Sunol No. 79 | 6 | 3 | 748 | 256 | 55.72 | 1.81 |
| 6-4 | Buena Vista No. 2 | 6 | 3 | 1,652 | 526 | 41.06 | 0.83 |
| 6-5 | Burbank No. 39 | 6 | 3 | 86 | 33 | 15.97 | 0.43 |
| 6-6 | Sunol No. 75 | 6 | 1 | 118 | 65 | 3.56 | 0 |
| 6-7 | Sunol No. 74 | 6 | 1 | 30 | 12 | 2.6 | 0 |
| 6-8 | Sunol No. 76 | 6 | 1 | 38 | 16 | 1.82 | 0 |
| 7-1 | Monterey Park No. 111 | 7 | 3 | 1,132 | 259 | 72.44 | 2.49 |
| 7-2 | Monterey Park No. 112 | 7 | 3 | 747 | 195 | 38.87 | 0.99 |
| 7-3 | Monterey Park No. 108 | 7 | 1 | - | - | 8.57 | 0.11 |

| City ID# | Annexation Name | Council District | Phase | Population | Households | Acres | Streets (miles) |
|-----------------|-------------------------|-------------------------|--------------|-------------------|-------------------|-----------------|------------------------|
| 7-4 | Monterey Park No. 109 | 7 | 1 | 4 | 2 | 4.59 | 0 |
| 7-5 | McKinley No. 110 | 7 | 2 | 10 | 3 | 3.85 | 0 |
| 8-2 | Evergreen No. 200 & 201 | 8 | 2 | 85 | 31 | 40.34 | 0.57 |
| 8-4 | Hillview No. 73 | 8 | 2 | 14 | 4 | 8.37 | 0.08 |
| 8-6 | Evergreen No. 198 | 8 | 1 | 7 | 2 | 1.6 | 0.01 |
| 8-7 | Evergreen No. 197 | 8 | 1 | 3 | 1 | 1.54 | 0.01 |
| 8-8 | Evergreen No. 196 | 8 | 1 | 5 | 1 | 1.27 | 0 |
| 9-1 | Cambrian No. 36 | 9 | 3 | 876 | 322 | 102.97 | 3.04 |
| 9-2 | Parker No. 27 | 9 | 3 | 757 | 275 | 77.99 | 2.3 |
| 9-3 | Parker No. 25 | 9 | 2 | 21 | 9 | 3.48 | 0.05 |
| 9-4 | Cambrian No. 35 | 9 | 1 | 25 | 8 | 2.58 | 0.05 |
| 9-5 | Parker No. 26 | 9 | 2 | 5 | 2 | 0.54 | 0 |
| | Totals | | | 16,641 | 5,182 | 1,361.84 | 36.45 |

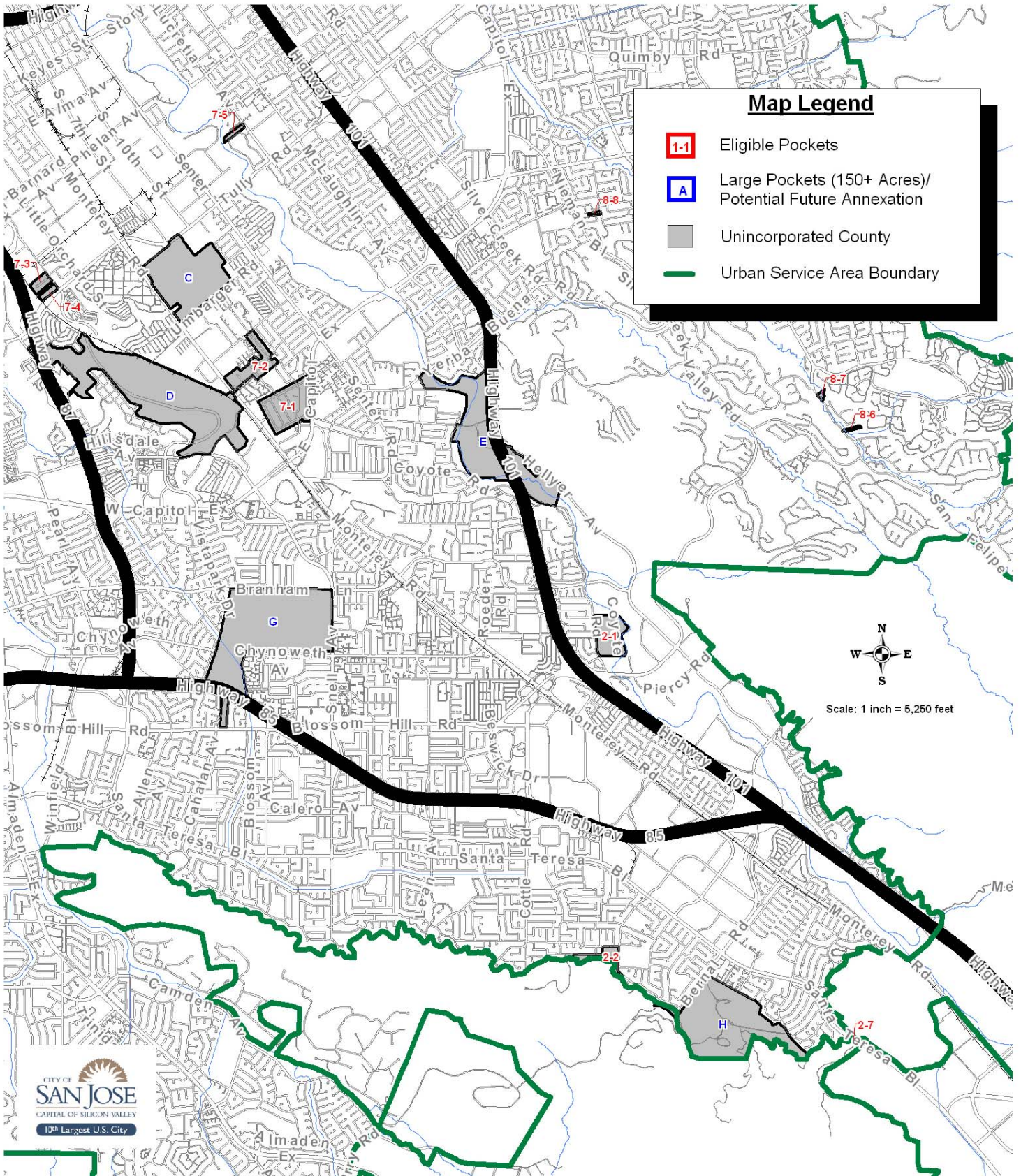
County Pocket Annexations: Map 1 of 3



County Pocket Annexations: Map 2 of 3



County Pocket Annexations: Map 3 of 3



Prepared by the Department of Planning, Building and Code Enforcement